



Project Location Map  
NTS



# The Grove at Shoal Creek Planned Unit Development Land Use Plan

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## PERMITTED USE CHART

### TRACTS A & E

Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Condominium Residential
Duplex Residential
Retirement Housing (Small Site)
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential
Short-Term Rental
Public Primary Education Facilities
Public Secondary Education Facilities
Religious Assembly

### TRACT C

All permitted uses for Tracts A & E
Multifamily Residential
Congregate Living
Community Garden
Urban Farm

### TRACT D

All permitted uses for Tract C
Administrative & Business Offices*
Art Gallery
Art Workshop
Financial Services
Medical Offices (all sizes)*
Off-site Accessory Parking
Personal Services
Pet Services
Professional Office*
Software Development
Community Garden
Urban Farm
Counseling Services
Cultural Services
Day Care Services (Commercial)
Day Care Services (General)
Day Care Services (Limited)
Private Primary Education Facilities
Private Secondary Education Facilities

### TRACT B

All permitted uses for Tract D
Automotive Rentals
Automotive Sales
Automotive Washing (of any type)
Business or Trade School
Business Support Services
Cocktail Lounge
Commercial Off-Street Parking
Consumer Convenience Services
Consumer Repair Services
Exterminating Services
Food Sales
General Retail Sales (Convenience)
General Retail Sales (General)
Hotel-Motel
Indoor Entertainment
Indoor Sports & Recreation
Liquor Sales
Off-Site Accessory Parking
Outdoor Sports & Recreation
Personal Improvement Services
Printing & Publishing
Research Services
Restaurant (General)
Restaurant (Limited)
Theater
College & University Facilities
Community Recreation (Private)
Community Recreation (Public)
Hospital Services (Limited)
Safety Services

### OPEN SPACE

Park (Private Ownership, Privately - Maintained, Publicly Accessible)  
Drainage, Detention & Water Quality Facilities

\* All office uses are limited to a maximum of 10% of the allowable FAR.

#### NOTES:

1. Driveway and trail locations shown on the Land Use Plan are approximate and will be determined at the time of Site Plan.
2. The Open Space areas shown on the Land Use Plan are shown only to demonstrate compliance with Tier 1 and Tier 2 requirements and are not intended to represent all of the Open Space and Park Space that will be provided in the Project. The boundaries of the Open Space shown are approximate and will be determined at the time of Site Plan.

## SITE DEVELOPMENT REGULATIONS

	TRACT A	TRACT B	TRACT C	TRACT D	TRACT E
Minimum Lot Size in s.f.	3,000	3,000	3,000	3,000	3,000
Minimum Lot Width	30'	30'	30'	30'	30'
Maximum Dwelling Units per acre	25	75	25	40	25
Maximum Height	45'	75'	45'	50'	35'
Minimum Setbacks from Public Streets					
Front Yard	10'	0'	10'	0'	10'
Street Side Yard	10'	0'	10'	0'	10'
Minimum Interior Yard Setbacks					
Interior Side Yard	0'	0'	0'	0'	0'
Rear Yard	0'	0'	0'	0'	0'
Maximum Building Coverage	50%	70%	50%	65%	50%
Maximum Impervious Cover	70%	80%	70%	75%	70%
Maximum Floor Area Ratio	0.75:1	-	0.75:1	1:1	0.75:1